

DISTRICT ADVISORY BOARD (DAB) I

MEETING MINUTES

Monday, October 4, 2004

7:00 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Gerald Domitrovic
Treatha Brown-Foster
Lori Lawrence
Debra K. Miller
Debby Moore
Sharon Myers*
LaVonta Williams

Members Absent

Vice Mayor Carl Brewer
Steve Roberts
James Thompson
Lois Tully-Gerber

Guests

(See final page)

***Alternates**

City of Wichita Staff Present

Virdena Gilkey, Neighborhood Assistant
Larry Foos, Park Department
Officer Channara Seang, WPD
Jeff Myers, Public Works
Cliff Fanning, Park Department
Ed Martin, Public Works

Order of Business

Call to Order

Pro-tem Debbie Moore called the meeting to order at 7:04 p.m. and welcomed the guests. She asked that those who wished to address the board would please state their name and address and keep their remarks limited to five minutes. Pro-tem Moore then asked if anyone wished to be added to the Public Agenda. No one came forth.

Approval of Minutes

Brown Foster (Williams) made a motion to approve the October 7, 2004 minutes as submitted. Motion carried (6-0).

Approval of Agenda

Domitrovic (Brown Foster) made a motion to approve the November 1, 2004 DAB I meeting agenda. Motion carried (6-0).

Public Agenda

1. Scheduled items

No items submitted

2. Off-agenda items

No item submitted.

Staff Reports

3. Police Report

Officer Channara Seang, WPD, provided the following reports: a) 2 to 3 search warrants were issued and as a result guns, marijuana, and cocaine were seized; b) 5 to 6 people were arrested in the 1300 block of North Volutsia, which has been identified as a drug house. Three handguns and three pipes were recovered; c) 47 Beat: burglaries are up in the areas of 21st Street and Hillside to 27th Street; d) a Neighborhood Watch is being formed in the area of 13th Street and Rock Road; e) a study on crime trends revealed 28 homicides with 23 of them solved; f) domestic violence is up 50% with 8 domestic violence homicides in the north area. The department is working on a plan to solve the crime issue by educating first. They are partnering with the YWCA on the domestic violence issue.

(Officer Seang's response in italics)

Brown Foster asked if crime is increasing in the 13th & Rock Road area, is it true that most of the DV individuals are over 70, and are they ticketing more for loud music? *No, crime has not increased in that area. However, there are a lot of people walking around the Coleman Middle School area. Yes, it is true that crooks use senior citizens as a way of making fast money. Lastly, we are ticketing drivers that we hear the music coming from their vehicles.* **Myers** asked if the Crime Watch signs could be purchased? **LaVonta Williams** responded the Community Housing Service (CHS) had grants and gave them 16 signs, however, their association is in the CHS area. She suggested that Myers contact them. **Myers** also asked for a report from 46 Beat. *I don't have a report for that beat. He reports to the other DAB.* Myers asked if she could please get a report at the next meeting.

The board received and filed.

4. Fairmount Park Water Park Design Options (District I)

Larry Foos, Park and Recreation Department, introduced those in attendance with him: Greg Tyson, architect, Brad Wilson, Key Construction, and Norm Terry, Landscape Consultant. He explained that the team from Key Construction and Spangenberg Phillips Architecture was selected based on their experience with City of Wichita projects, design concept, and overall approach to the project. Fees for this design-build project will not exceed \$800,000 (\$400,000 for each park). Spangenberg Phillips Architecture has created several designs for the District Advisory Board to view.

Mr. Foos showed the aerial design on a PowerPoint presentation and explained the installation of interactive water features that will include activators that can be pushed by children and adults. He stated that the park would be 6000 square feet and treated chemically. There will be two areas: 1) active and 2) passive (for kids). There will be a 4000 square feet underground water tank. Also, there will be steel pieces that can be taken down in the winter and stored. Mr. Foos recommended that these pieces be waxed once a year.

Additionally, there are three options created for consideration: 1) themed versus non-themed park with spray elements; 2) different aspects of the world; and 3) create two areas with one area for adults and one area for children. This option is more traditional looking. There is also an art component design. The completion date is scheduled for June 1, 2005.

(Mr. Foos' response in italics)

Williams asked if there is a timeframe of water rotation? *The water will be setup for automatic release.* **Joann Hartig, 1756 South Main**, asked if they had considered a misting system in the shaded area for parents? *No, but that is a good idea.* **Brown Foster** asked what is the targeted age? *The age would be toddler to 12 years of age or older.* **Miller** asked if the park would be made of concrete? *Yes. It will be made of a concrete texture that is coated.* **Domitrovic** asked is the \$800,000 includes the landscaping and also inquired about the water system? *Yes, landscaping is included. The water system might look the same as the one at Osage Park. When the water shuts down at night, the water will be diverted into the sewer and not the water system.*

Citizens asked the following: 1) **David Robins, 2412 Gary**, inquired about the capacity. *There really isn't a good definition about how many kids a spray area can hold.* **Carl Ligon, 1736 NE Parkway**, asked if there would be a fence around the water park to prohibit kids from sliding on the ice in the winter? *No. There will not be a fence.* **Brown Foster** replied that Kansas law or torque states that the city is not liable in recreation facilities. **Lonnie Barnes, 2924 N. Terrace**, suggested that with the concrete slabs relatively close to the street, they might want to create a barrier. *We plan to do that.* **Greg Burgs, Comotara HOA**, asked if there would be a burglary system installed to ward off vandalism? *No. There have been studies done that prove that these type of areas are hardly ever vandalized.*

Moore closed the discussion and stated that the recommended action for the board is to approve the design. The vote was taken by a show of hands for the park design and the shaded structure separately.

Water park design: Option 1 received no votes, Option 2 – **Domitrovic**, and Option 3 – **Moore, Lawrence, Miller, Williams, and Brown Foster**.

Shaded structure: Structure A – **Brown Foster, Moore, Miller, and Williams**; Structure B – **Domitrovic and Lawrence**.

Recommended Action: District Advisory Board approved Option 3 of the design plan and Structure A for the shaded structure.

5. Downtown Arena

Bob Hanson, representative, presented to the board an overview of the arena plan and explained that there are two choices that citizens have: Option 1: vote no and the Kansas Coliseum will be renovated for \$55 million dollars with an increase in property tax, which could last as long as 20 years. This converts to \$152 million dollars for property tax owners only; and Option 2: Vote yes and receive a new state-of-the-art Downtown Arena that will be funded by a temporary 1 cent sales tax that goes away in 30 months per state law.

As a supporter of the Downtown Arena, Mr. Hanson stated the following: a) the Kansas Coliseum has had no economic impact in the past 25 years; b) \$45 million dollars of the Downtown Arena's cost would be paid for by people who do not live in Sedgwick County via purchases; c) an additional 2500 parking spaces will be added to the 8100 spaces already available; d) if you vote no, the coliseum will be closed for two years for renovation with no concerts or anything, which will create a high loss. If you vote yes, the coliseum will remain open while the arena is being built; e) with the restaurants, shops, clubs, etc., more than 1,000 new jobs will be created within the first year alone;

f) we open the door for large conventions to come to our city, as well as, NCAA tournaments and the like; and g) the average family in Sedgwick County will only pay \$2 to \$3 a week for 30 months.

(Mr. Hanson's response is in italics)

Miller asked where would the money for the coliseum come from and if parking and maintenance is figured in to the amount? *Once approved, the county can do several things: 1) turn the coliseum back to its original purpose of being an agricultural facility; 2) turn it into a casino or 3) demolish it for \$1 million dollars. Nearly \$10 million dollars will be put in to Pavilions 1 & 2 to upgrade the electrical, plumbing, new bleachers, etc.* **Domitrovic** asked the following questions: With WSU, Lawrence Dumont, etc. experiencing losses, why would we want to incur a larger facility with more loss?; what about Century II; and what about the need for more hotels? *The Stealth and the Thunder teams average about 15,000 people. We can get national development leagues, NCAA tournaments, religious conventions, etc. We cannot get those types of organizations without an arena. The Century II can hold smaller events, such as, operas, plays, etc. That will continue. Hotels won't come unless the arena is there.* **Brown Foster** asked who would be in charge of events? *The county would be responsible.*

Marsha Mendenhall, 2902 Sennett, asked if the Exploration Place and the Ice Sports Arena is suffering, isn't it better to build an arena? *Yes, the arena would create more tax revenue for area businesses.* **Beverly Domitrovic** asked how do you have companies like Coke, Pepsi, etc. named? *Naming rights are not secured until after the arena is built. There is no point in bidding for naming rights with no place built to place their name.* **Miller** asked when would construction begin, if the project is approved? *It takes 18 months to approve the design. Construction would begin after that.*

Moore asked if there were any more pertinent questions? No one came forth. Moore stated that she would like to modify the recommendation and not vote to approve the project. She stated that her reason is that the citizens will decide the fate of the arena on November 2nd at the polls.

Domitrovic (Williams) made a motion to receive and file. Motion carried 6-0.

6. Neighborhood Inspection – OCI Housing & Zoning

Randy Sparkman and Deb Legge, Neighborhood Inspection Supervisors, presented information about Housing and Zoning Code Enforcement Activities, including substandard housing, illegal vehicle parking and storage, graffiti, home occupations, commercial zoning and signs.

Randy Sparkman introduced himself as the OCI Zoning Licensing Sign Supervisor, Graffiti Coordinator for the city and Commercial Zoning Supervisor. His duties range from business complaints (auto repair shop in the backyard), inspections and licensing of every establishment in the city, signage regulation (billboards, portable signs, etc.), partnership with Wichita Police Department on licensing issues (problem clubs, etc.) and has an evenings and weekend staff to regulate vendors who sell on corners.

(Mr. Sparkman's response is in italics)

Domitrovic asked how do vendors on streets get permission to sell? *Standard licenses are converted to Transient Merchants licenses. All they need to do is: submit application 5 days prior to event, have state tax ID number, site location plan, and*

product and company name. Moore asked what the fee would be? \$10.00 per day; \$35.00 per month; or \$50.00 for 6 months. Miller asked if the establishments like the Farm Markets at 21st and Ridge require the same type of licensing? Some spots have been exempted out, i.e., those sponsored by the city and the county. Agencies such as the Boy and Girl Scouts are also exempt. Brown Foster inquired about the new nuisance code and can WPD and OCI both enforce equally? We partnered on the Nuisance Code; however, we call WPD to deal with certain issues.

Dr. Glen Dey, 4515 Greenbriar, commented that when making an inquiry about auto repair out of the home garage, the response is, “just doing this for my neighbor”. *It is illegal to do auto repair out of home garages. If you report it, we will take care of that. Only personal car repairs are legal.*

Deb Legge, Housing Code Enforcement Supervisor, reported that her areas deal with owner/occupied rentals; residential/business; graffiti enforcement; condemnation of dangerous and unsafe structures; emergency board up program; neighborhood cleanups (85 so far this year); and Joint Nuisance Code. Parking on the street is a traffic issue and is handled through WPD, who are approved to write tickets for environmental issues as well due to cross training on Environmental Maintenance with OCI, WPD and Environmental Health. OCI has no authority to nuisance abate.

Also, three Health Department Inspectors came over to OCI and they are now down to four staff. The South Central area had to be revised and is without an inspector. There are 4300 active housing cases at this time.

Ms. Legge reported that OCI is not funded through the General Fund, but through licensing funds, etc. She also stated that the inspectors would test wireless laptops in the field in the future. This will allow them access to the latest property owner information on site without having to return to the office to access a computer.

(Ms. Legge’s response is in italics)

Moore asked for an explanation of Home Occupation (Internet businesses, etc.). *Randy Sparkman responded that they do allow home occupation, such as, piano lessons, seamstress, tailoring, daycare, etc. What are not permissible are contractors that change the aesthetics of the neighborhood by increasing traffic flow, etc. There is a licensing fee of \$35 per year. What about Internet businesses? We issue a lot of Internet licensing, but there can be no stock or trade dealings. Domitrovic* what about Avon? *If you have a sample cap, no problem. If people are coming to the house, then there is a problem. What about hairdressers? It is legal, but they are bound by zoning issues.*

The board received and filed.

Unfinished Business

No items submitted

New Business

No items submitted

Board Agenda

6. Updates, Issues, and Reports

Moore announced the next DAB meeting for December 6, 2004. District I Coalition Meeting will be December 4, 2004, Cisro's Restaurant.

With no further business, **Miller (Domitrovic)** made a motion to adjourn. Motion carried 6-0. The meeting adjourned at 9:12 p.m.

Respectfully Submitted,

Virdena Gilkey
Neighborhood Assistant

Guest List

Glen Dey, 4515 Greenbriar
Beverly Domitrovic, Schweiter NA
Jada Liska, Suburban Landscape
Brad Wilson, 741 West 2nd Street
Norm Terry, 509 North Sandalwood
John Stevens, 3125 East Boston
Greg Burge, 6912 Croyden Circle
John Alexander, 2420 North Poplar
Joann Hartig, 1756 South Main
Marsha Mendenhall, 2902 Sennett (67211)
David Robbins, 2412 Gary (67219)
John Wright, KFDI News
Carl Ligon, Ken Mar NA